

# **OPTIONS FOR USE OF THE RODGERS SENIORS' CENTER**

COMMUNITY SERVICES COMMISSION  
STUDY SESSION  
JUNE 8, 2016

## SUMMARY

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As directed by City Council at the April 11, 2016 Council meeting, the Community Services Department will be working with the Community Services Commission to determine appropriate uses for the two-acre parcel of parkland, including opportunities for open space, park amenities, and a dedicated veterans' memorial hall on the property.

# SUMMARY

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## **CITY COUNCIL RECOMMENDED ACTION:**

1. Direct the Community Services Department to follow the public process under the purview of the Community Services Commission to determine appropriate uses for the two-acre parcel of parkland, including opportunities for open space, park amenities, and a dedicated veterans' memorial hall on the property.

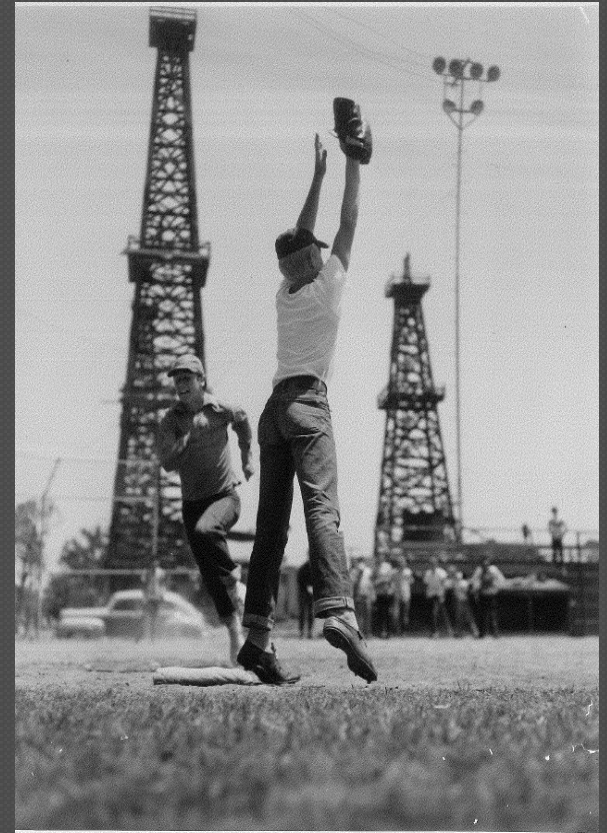
## SUMMARY (CON'T)

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2. Direct the City Manager to work with the Community Services Commission and the Community Services Department to present to the City Council a plan for the use of the parkland, including indoor space for a dedicated veterans' memorial hall.
3. Direct Community Services Staff to continue to program the Seniors' Center and Senior Outreach Center for community programs and veterans activities in the interim.

# SITE HISTORY

- 1911 – Property deeded to the City for park and recreation use
- 1912 – Site developed in middle of oil field, including a ball field and playground
- 1948 – Old army barracks moved to the site to serve as a recreation building and offices for the Parks and Recreation Department



# SITE HISTORY CONTINUED

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- 1975 – Building re-dedicated as a senior's recreation center
- 1983-84 – Building was renovated and expanded to create an assembly hall.



## **SITE HISTORY CONTINUED**

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- 1984 – With the expansion and the need for more parking, the ball field was eliminated.
- 1984 – Named after Michael E. Rodgers for his efforts in advocating for senior services in the City.
- 1992 – Outreach Center was added to the property to serve the homebound and frail senior population.
- 2016 – Senior Center in Central Park opens to the community on July 10th

# **OPTIONS FOR FUTURE USES:**

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1. SELL A PORTION OF THE PROPERTY:  
Residential with developed park.
2. KEEP THE PARCEL AS IS: Use both buildings as rental facilities.
3. CREATE A NEIGHBORHOOD PARK: Keep small building as meeting space.
4. CREATE A NEIGHBORHOOD PARK:  
Demolish both buildings on property.



# OPTION #1

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- ◎ Sell a portion of the site for residential development with proceeds dedicated to the park infrastructure and development:
  - Yields approx. \$7 million per acre
- ◎ Development of the remainder of the site (TBD) as a neighborhood park:
  - Costs approx. \$580k + per acre

## OPTION #2

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- ◎ Use current buildings as rental facilities:
  - Local non-profit group meetings
  - Veterans meetings and activities
  - Huntington Beach Search & Rescue
  - Police Activity League meetings
  - Summer HBPD sub-station, meetings and trainings.
- ◎ Cost to repair current Senior Center building - approximately \$860K

## **OPTION #3**

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Develop the 2 acre park site, leaving the small building as a clubhouse:

- Demolition of Sr. Center and parking lot, and development of the two acre park site would cost approximately \$1.5 million

Current building as a clubhouse:

- Available for local veteran, non-profit and scout group meetings and trainings

## OPTION #4

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Develop the 2 acre park site, removing both buildings.

- Development of the two acre park site would cost approximately \$1.2M
- Associated costs for building and/or parking lot demolition would add approximately \$300K to the project

# GENERAL PARK DEVELOPMENT

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- Building Demo: \$50 – \$70K (Depending on unanticipated structure mitigation)
- Parking Lot Demo: \$200 – \$250K (Depending on soil mitigation)
- Park Development: Passive uses \$585K per acre, approximately \$1.2M
- Additional amenities, such as lighted sports courts, etc as recommended in the Park Master Plan: TBD

# **MEETING SPACE COSTS/ REVENUE**

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Revenues generated from rentals will cover the direct staff costs to operate the facility.

- ⦿ Large Veterans Memorial Hall - \$50 per hour
- ⦿ Small Meeting/Classrooms - \$20 - \$25 per hour

## **EXAMPLE:**

- Two classrooms rented for two nights per week, costing \$20 per hour per room would generate approximately \$40 per hour.
- Staff costs would be approximately \$25 per hour for the same time period.
- Custodial Maintenance Contract - \$15,000 Annually



# **OPTIONS FOR USE OF THE RODGERS SENIORS' CENTER**

QUESTIONS